



HOUSING POLICY  
DEVELOPMENT, HCD

MAR 26 2008

March 26, 2008

State of California  
Department of Housing and Community Development  
Division of Housing Policy Development  
Attention: Ms. Cathy Creswell, Deputy Director  
P.O. Box 952053  
Sacramento, CA 94252-2053

Subject: 2007 General Plan Annual Progress Report

Dear Ms. Creswell:

In compliance California Government Code, a copy of Lakewood's General Plan Annual Progress Report has been enclosed with this correspondence. A separate copy of this report has been transmitted to the Governor's Office of Planning and Research/State Clearinghouse.

If you have any other questions or need further assistance, please do not hesitate to contact Paul Kuykendall at (562) 866-9771, extension 2344.

Sincerely,

  
Jack R. Gonsalves  
Director of Community Development

# Lakewood

# The City of Lakewood Comprehensive General Plan 2007 Annual Progress Report

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 28 2008

## INTRODUCTION

Government Code Section 65400(b) requires local planning agencies to provide an annual progress report to the legislative body on the status of the General Plan and the progress of its implementation. The purpose of the annual progress report is to:

- Provide enough information to allow local legislative bodies to assess how the General Plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- Provide enough information to identify necessary course adjustments or modifications to the General Plan as a means to improve local implementation.
- Provide a clear correlation between land use decisions which have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan.
- Provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in §65584 and §65583(c)(3)). To provide enough information to allow local legislative bodies to assess how the General Plan is being implemented in accordance with adopted goals, policies, and implementation measures.

In November 1996, the Lakewood City Council adopted the update to the City of Lakewood Comprehensive General Plan. A general plan is a State-mandated document which a city uses to plan the framework for its physical, social and economic development for about 30 years into the future. The City of Lakewood General Plan is comprised of seven State-mandated elements and three optional elements. Lakewood's General Plan elements are as follows:

- |                |                                      |                         |
|----------------|--------------------------------------|-------------------------|
| - Land Use     | - Open Space                         | - Air Quality*          |
| - Circulation  | - Noise                              | - Economic Development* |
| - Housing      | - Safety                             |                         |
| - Conservation | - Recreation and Community Services* | *optional elements      |

Lakewood's Housing element was adopted by the City Council on September 10, 2002 and was certified by the Department of Housing and Community Development on November 8, 2002. Section 65400, et seq. of State law requires that an annual report be presented to the local legislative body, the Governor's Office of Planning and Research, and the Department of Housing and Community Development. This report is for the review period from January 1, 2007 to December 31, 2007.

## **IMPLEMENTATION STATUS OF THE ELEMENTS**

### **Land Use Element**

Lakewood is primarily a “bedroom community” with much of its land devoted to residential uses and only a very small percentage of land area devoted to land zoned for commercial and industrial uses. Lakewood is almost completely developed with a built-out ratio of approximately 99%.

### **Residential Development**

A goal of the Land Use Element is to preserve and enhance Lakewood’s desirable residential character. The past year has seen continued development and improvement of single-family and multiple-family residences. Table 1 below shows the number of residential units that were completed during 2007:

Table 1: Completed Residential Projects in 2007

Project Address	Units Constructed	Units Demolished	Net Gain of Units	Type of Project
11731-33 Centralia Street	2	1	1	Apartment
20708-12 Roseton Avenue	3	1	2	Apartment
11714-16 Walcroft Street	2	1	1	Apartment
11635-37 206 <sup>th</sup> Street	1	0	1	Apartment
11640-42 209 <sup>th</sup> Street	2	1	1	Apartment
11540 216 <sup>th</sup> Street	4	1	3	Condominium
Total Net Dwelling Units:	+9			

The development of new dwelling units provides needed housing opportunities in the City and contributes to Lakewood’s share in fulfilling the Regional Housing Needs Assessment. This subject is described in further detail in the Housing Element section of this progress report.

The quality of Lakewood’s housing stock is an important factor that homebuyers consider when purchasing in Lakewood as demonstrated by Lakewood’s consistently low vacancy rate. Being generally located in the middle of a large metropolitan area, Lakewood’s home prices are partially influenced by the cost of housing in the region. Following the recession of the 1990’s, median home prices continued to rise along with home prices throughout the region, County, and State. In 1996, the year the General Plan was updated, the median home price in Lakewood was approximately \$159,000. In 2006, the median home price peaked at approximately \$550,000, and in February 2007, Lakewood’s median home price had decreased to \$520,000 (source: California Association of Realtors, <http://www.car.org/index.php?id=MzcxNzM>). The number of home sales has also declined in many California markets, including Lakewood, yet housing demand remains high as indicated by continuing low vacancy rates.

As of January 1, 2007, Lakewood’s population was estimated at 83,287, or 2,940 persons more than five years earlier (see Table 2). Over 99% of this population increase was accommodated by Lakewood’s existing housing stock. During this same time, there has been a significant increase in single family residential building permit activity as property owners have taken advantage of accumulated home

equity and lower interest rates. The resulting construction activity provided additional floor area for growing families with much of the building activity consisting of room additions and home remodeling efforts that have helped to absorb this population increase.

Table 2: City and County Population

Year	City of Lakewood	Los Angeles County
January 1, 2001	80,347	9,663,243
January 1, 2002	81,415	9,829,115
January 1, 2003	82,341	9,979,472
January 1, 2004	82,988	10,088,934
January 1, 2005	83,175	10,166,417
January 1, 2006	83,397	10,257,994
January 1, 2007	83,641	10,331,939

Sources: State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State — January 1, 2007*. Sacramento, California, May 2007.

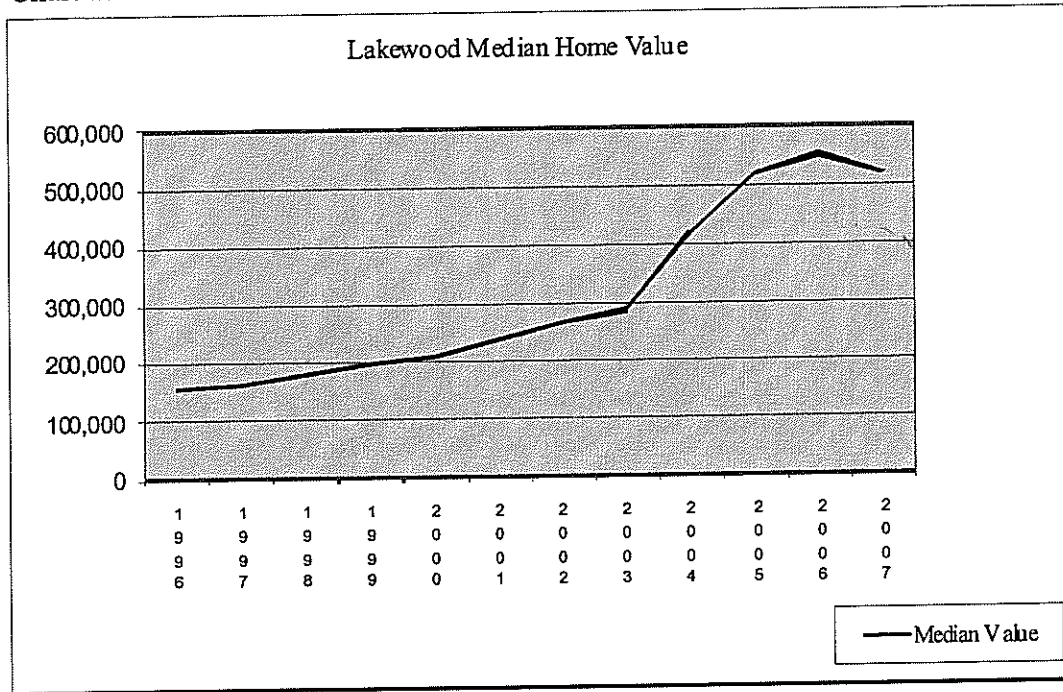
New construction of apartments and condominiums has provided additional housing opportunities. However, the increased demand for housing continues to keep vacancy rates low and thereby limits choices within the housing market. The vacancy rate and median home prices since adoption of the General Plan are shown in Table 3 and Chart 1 below:

Table 3: Vacancy Rates and Median Home Prices

Year	Vacancy Rate (1)	Median Home Price (2)
January 1996	2.59%	\$159,000
January 1997	2.58	164,000
January 1998	2.58	178,500
January 1999	2.58	197,900
January 2000	2.59	210,000
January 2001	1.67	236,500
January 2002	1.67	268,957 (3)
February 2003	1.67	288,500
May 2004	1.67	420,000
July 2005	1.67	517,000
February 2006	1.67	550,000
February 2007	1.67	520,000

Sources: (1) State of California, Department of Finance, *E-5 City/County Population and Housing Estimates, 2004, Revised 2001-2003, with 2000 DRU Benchmark*. Sacramento, California, May 2004. (2) California Association of Realtors. (3) Average provided by GRC Associates study, October 21, 2002.

Chart 1: Lakewood's Median Home Prices



The increase in median home prices combined with low interest rates has been a significant incentive for property owners to make improvements to their homes. Table 4 below shows the increase in building permits issued for residential projects.

Table 4: Residential Building Permits Issued by Fiscal Year

Fiscal Year	Number of Building Permits Issued
1994-1995	1,246
1995-1996	1,267
1996-1997	1,180
1997-1998	1,255
1998-1999	1,248
1999-2000	1,195
2000-2001	1,265
2001-2002	1,400
2002-2003	1,664
2003-2004	1,735
2004-2005	1,904
2005-2006	1,783

Source: City of Lakewood Community Development Department

## Development in the Commercial and Industrial districts

The Land Use Element seeks to preserve Lakewood's residential character. A critical component necessary in maintaining this theme is providing a commercial component for the convenience and enjoyment of residents. Commercial activity supplies the economic resources needed to provide critical services. Thus, oversight of economic development and commercial land investment activities is a high priority. Listed below are examples of how Lakewood is working towards its economic goals within the Land Use Element, and how commercial properties continued to experience expansion and reuse.

### **Current commercial development**

Mountain View Tire – 5233 Clark Avenue (completed)  
Fresh & Easy- 5615 Woodruff Avenue (completed)  
Fresh & Easy - 4918 Paramount Boulevard (completed)  
Panera Bread - 135 Lakewood Center (completed)  
Retail center – 3500 South Street (under construction)  
Wells Fargo Bank – 4711 Candlewood Street (under construction)  
Costco - 340 Lakewood Center (in plan check)  
2-story Office Building - 11755 Carson Street (in plan check)  
2-story Office Building - 11827 Centralia Street (in plan check)  
Citibank/CVS drugstore - 5505 Carson Street (in plan check)

### **Circulation Element**

The focus of the Circulation Element is to promote the efficient movement of people and goods. Through the Capital Improvements Program, the City continues to make improvements to its system of streets and highways as it carries out the goals of the Circulation Element. Table 5 below shows that during the 2006-2007 fiscal year, Lakewood's Public Works Department resurfaced about 20 miles of residential streets and approximately 3,168 feet of residential alleys. In addition, 2.6 miles of major arterial roadways were resurfaced for a total of 23.2 miles. In addition, the Circulation Element identifies right-of-way width standards and street classifications for Lakewood's public roadways. The standard roadway width for Local Streets is 60 feet. The Municipal Code establishes the criteria for roadway dedications. During 2007, two (2) road dedications were required for street-widening purposes. Properties at 11635-37 206<sup>th</sup> Street and 20834 Roseton Avenue each provided five-foot wide road dedications for street widening purposes.

Table 5: Street Resurfacing, 2006-2007 Fiscal Year

Street Type	Linear Miles Resurfaced
Alley (residential)	0.6
Local	20.0
Major Arterial	2.6
Total	23.2

As discussed in the Land Use Element portion of this report, Costco has submitted plans to construct a store in Lakewood. The Initial Study and Environmental Checklist prepared for that project determined that a potentially significant impact may occur due to traffic impacts unless mitigated. As a result, a

traffic study was prepared for this project. Generally, those impacts would occur at the intersections of Clark Avenue and Candlewood Street, Lakewood Boulevard and Candlewood Street, and at Lakewood Boulevard and South Street. The traffic study prescribed mitigation measures that would decrease said impacts to less than significant levels through restriping, adding turning lanes, and modification to traffic signals.

## Housing Element

The purpose of the Housing Element is to identify and make provisions for existing and projected housing needs. The Housing Element is an official policy statement with regards to the types and quantities of housing to be provided, it analyzes existing housing conditions in light of the constraints that are faced by the housing market, and it identifies opportunities for improving and expanding Lakewood's housing supply. The Housing Element was adopted on September 10, 2002 and was certified by the State Office of Housing and Community Development (HCD) in November 2002. To help accommodate regional population growth the current Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) established Lakewood's share of the RHNA, which is 673 dwelling units. The Land Use Element portion of this report contains information relating to the number of dwelling units that are in the planning or construction process during this reporting period. The Land Use Element also discusses the number of demolished units, the number of completed units, and the net gain of units. Lakewood had filed both an appeal and a revision to its RHNA assignment on the grounds that Lakewood lacks available land for development and lacks adequate infrastructure to support such an increase in housing, however, the appeal was denied as was the request for revision. Lakewood has already begun the process of updating its Housing Element. The Housing Element must be submitted to HCD by June 30, 2008. Table 6A below shows the distribution of the units based on income category for Lakewood's RHNA allocation.

To identify how much of a household's income may be used towards rent or mortgage, households were categorized based on their percentage of median household income. According to the 2000 U.S. Census, Lakewood's median household size is 2.95, rounded up to 3 persons and the median household income is \$50,900. Next, the income threshold of each income category is defined as a percentage of the Category Median (30, 50, 60, 70, and 110%) and adjusted to reflect the annual income of that income category. The adjusted income is then multiplied by .3 to determine the percentage of income available for rent or mortgage, and then divided by 12 months to determine the maximum amount available for monthly rent or mortgage. This information is then used to classify new residential projects described in Table 6A below into the different income categories.

Table 6A: Lakewood's RHNA Allocation Plan

Category	Number of Households	Percentage
Very Low Income	172	25.6%
Low Income	108	16.0%
Moderate Income	115	17.1%
Above Moderate Income	227	41.2%
<b>Total</b>	<b>673</b>	<b>100%</b>

Source: <http://www.scag.ca.gov/Housing/rhna/index.htm>.

Table 6B: 2008 Affordable Housing Costs - Rental

<b>Income category (figured for a three- person household)</b>	<b>Allowed % of median for each category</b>	<b>Adjusted annual income</b>	<b>30% of income used for rent (annual)</b>	<b>30% of income used for rent (monthly)</b>
Extremely Low	30%	\$15,270.00	\$4,581.00	\$381.75
Very Low Income	50%	\$25,450.00	\$7,635.00	\$636.25
Low Income	60%	\$30,540.00	\$9,162.00	\$763.50
Moderate Income	110%	\$55,990.00	\$16,797.00	\$1,399.75
Category Median (unadjusted)		\$50,900.00		

Table 6C: 2008 Affordable Housing Costs - Ownership

<b>Income category (figured for a three- person household)</b>	<b>Allowed % of median for each category</b>	<b>Adjusted annual income</b>	<b>30% of income used for mortgage (annual) (1)</b>	<b>30% of income used for mortgage (monthly) (1)</b>
Extremely Low	30%	\$15,270.00	\$4,581.00	\$381.75
Very Low Income	50%	\$25,450.00	\$7,635.00	\$636.25
Low Income	70%	\$35,630.00	\$10,689.00	\$890.75
Moderate Income	110%	\$55,990.00	\$19,596.50	\$1,633.04
Category Median (unadjusted)		\$50,900.00		

(1) The moderate income category is calculated at 35% of adjusted annual income in Table 6C.

In June 2007, Government Code Section 65400 was amended by establishing new regulations that require a greater detail in reporting on the Housing Element. The new rules would require each city to report on its efforts towards meeting RHNA goals. As originally idealized, April 2008 was to mark the beginning for these expanded Annual Progress Reports. The new reporting regulations require information on the Housing Element be prepared and submitted in a specific format as prescribed by HCD. The Annual Progress Reports must include information such as comprehensive data for each new housing development including household income level, density, and whether government assistance or special programs were used in development of each project. As of February 2008, HCD had not formally adopted its official forms and formats but released drafts of how these forms will appear and the information expected on each. HCD expects that these forms will be in place in 2009 for the 2008 Annual Progress Report. In anticipation of adoption of these forms, staff has begun collecting pertinent housing data and has incorporated those draft forms into this report. The following tables include 2007 data, but will be updated next year with 2008 data. These tables serve as a "practice run" for identifying what information must be collected during 2007. Table A on the following page summarizes the location, category, tenure, number of affordable units by household income, whether an assistance program provided funding for certain affordable units, and whether deed restrictions are in place for the preservation of those affordable units, completed during 2007. Table A is a summary of the number of above moderate-income units completed during 2007. Table B summarizes the progress made during each year of the RHNA period for the various income categories. Each year this Table must be updated with the previous year's residential development activity. Table C describes the implementation status of those programs which support Lakewood's Housing Element.



Table A: 2007 Housing Development Information (Deed Restricted Units)									
1	2	3	4			5	6	7	8
Site Address	Unit Category Codes: - SF - 2-4 - 5+ - SU - MH	Planned Tenure at Initial Occupancy  R=Renter O=Owner	Number of affordable units by household income (the average household size in Lakewood is 2.95 persons, rounded up to 3 persons). Lakewood's median income for a 3-person household is \$50,900. Amounts below are adjusted annual incomes from Tables 6B and 6C.			Total Units Per Project	Assistance Programs for each Development	Deed Restriction Units	Housing without Financial Assistance or Deed Restrictions
			Very Low-Income (VL-50% of median = \$25,450)	Low-Income (L-70% of median = \$30,540 or \$35,630) (1)	Moderate-Income (M-110% of median = \$55,990)	Above Moderate-Income (AM) > \$55,990			
11714-11716 Walcroft Ave	2-4 units	O and R	0	0	1	0	RDA Low-Mod income housing fund/scattered lot	Yes (rear unit)	N/A
Total of Above Moderate from Table A-2 below:									
Total by income units			0	0	1	0			
Table A-2: Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported above)									
			Single Family (SF)		2-4 Units (2-4)	5+ Units (5+)	Second Unit (SU)	Mobile Homes (MH)	Total
No. of Units Permitted for Above Moderate			0	0	8	0	0	0	8

Table provided by Department of Housing and Community Development (HCD).

(1) Moderate Income is \$30,540 or \$35,630 depending on whether a particular unit is for rent/lease or ownership.

**Table B: Regional Housing Needs Allocation Progress**

Income Level		RHNA Allocation by Income Level	2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	2015 Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	172	0									0	172
	Non-deed Restricted		0									0	
Low	Deed Restricted	108	0									0	108
	Non-deed Restricted		0									0	
	Deed Restricted		1									1	
Moderate	Deed Restricted	115	0									0	114
	Non-deed Restricted		8									8	
	Deed Restricted		9									9	
Above Moderate		277											
Total RHNA by COG. Enter allocation number.		673											
										Total Units			613
										Remaining Need for RHNA Period			664

Table provided by Department of Housing and Community Development (HCD).

**Table C: Program Implementation Status**

Program Description (By Housing Element Program Names)		Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.										
Name of Program	Objective	Deadline in Housing Element		Status of Program Implementation								
Housing Preservation and Improvement Programs	These programs address affordability, condition, quantity and accessibility for preserving and improving housing.	Annual		Ongoing								
Housing Production Program	Encourage and promote housing production.	Annual, Density Bonuses Code Amendment completed.		Ongoing - One affordable unit created.								
Housing Assistance Program	Provide affordable housing through assistance programs to offset impacts from inability to construct housing.	Annual		Ongoing								
Units At-Risk Preservation Programs	Preserve low income use of existing at-risk units.	Annual		Ongoing								
Special Housing Needs	Provides for fair housing and short term urgent housing	Annual		Ongoing								
Housing Information	Inform and promote use of Lakewood housing programs.	Annual		Ongoing								

Table provided by Department of Housing and Community Development (HCD).

## Conservation Element

The Conservation Element focuses on the protection and management of local resources, including water for domestic use. The Conservation Element also addresses solid waste reduction and recycling. The City continues to reduce its solid waste stream in compliance with Assembly Bill 939. This is being accomplished through various recycling programs and public education. Lakewood purchases recycled water from the City of Cerritos, which in turn receives its supplies from the Los Angeles County Sanitation District Los Coyotes Reclamation Plant. That facility de-chlorinates and pumps the recycled water into the distribution system owned by Cerritos. The recycled water is used for landscape irrigation at various parks and facilities in Lakewood. The City's Department of Water Resources primarily serves the western part of the City. The Golden State Water Company, formerly the Southern California Water Company, serves the eastern part of the City. The data in this report reflects only the Department of Water Resources. Table 7 below shows the amount of water used.

Table 7: Annual Water Usage

Fiscal Year	Recycled Water (Acre feet)	% Change From Previous Year	Domestic Water (Acre feet)	% Change From Previous Year
1995-1996	399	-	9,157	-
1996-1997	496	24.3%	9,475	3.5%
1997-1998 (1)	367	-35.1%	8,613	-10.0%
1998-1999	421	14.7%	8,913	3.5%
1999-2000	477	11.7%	9,167	2.85%
2000-2001	404	-18.0%	8,758	-4.6%
2001-2002	444	9%	9,239	5.2%
2002-2003	441	-0.68%	9,024	-2.38%
2003-2004	421.84	-5%	9,494.32	5%
2004-2005	352.45	-19.69%	8,869.21	-7.05%
2005-2006	373.75	6.04%	9,233.57	4.12%
2006-2007	463.47	24%	9,965.04	8%

Source: City of Lakewood Department of Water Resources, (1) Record rainfall in 1998 resulted in less water used for irrigation purposes that year. FY06-07 Domestic Water: 9965.04af, 8% increase (this number includes the water extracted during the test pumping of Water Well #27. Also, last year was the lowest rainfall ever recorded. This always results in higher water use.

As part of the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requires local agencies to reduce pollutant levels in storm water runoff through the implementation of policies and programs. While the implementation of the mandated Standard Urban Stormwater runoff Mitigation Plan (SUSMP) may create constraints due to costs associated with implementation, it does not appear to have a significant impact on development as demonstrated by the level of building activity of the type that is subject to these regulations. Street sweeping continues to take place weekly, and the City continues to make oil-recycling kits available to its residents. These programs help reduce the potential of pollution entering the storm water system.

## Open Space Element

Among the amenities that make Lakewood a desirable place to live is its outstanding park system, equestrian center (located adjacent to a regional trail system), and the Centre at Sycamore Plaza, which is used for social and business events. Privately owned open space areas continue to be preserved through zoning mechanisms.

The landscape requirements for commercial and industrially zoned properties help ensure that adequate open space is preserved for soil permeability, aesthetics and urban forestry. Private open space for residential projects continues to be preserved by the zoning ordinance through direct minimum square footage requirements for both single family and multi-family residential properties.

## **Noise Element**

The Noise Element identifies and sets thresholds for various noise sources in the community. The City responds to noise complaints on a case-by-case basis. In reviewing new construction and business license applications, consideration is also given to potential noise impacts that may impact nearby uses. If there is the potential for noise impacts, then appropriate mitigation measures are imposed. In some cases, periodic monitoring is necessary to ensure compliance with required mitigation measures. The Community Development Department uses a sound meter that is capable of storing data for future retrieval or for downloading into a computer.

## **Safety Element**

The Safety Element discusses the protection of the community from risks, both manmade and natural. Safety issues facing Lakewood include seismic activity, both direct (shaking and liquefaction) and indirect (fires and ruptured gas lines). Other issues include providing a sufficient law enforcement presence and fire response times. On January 11, 2002, the Federal Emergency Management Agency (FEMA) issued a Letter of Map Revision that restored the flood zone designation for Lakewood to flood zone "X" thus relieving previous flood insurance mandates. With flood control improvements along the Los Angeles River and insurance requirements lifted, Lakewood residents found relief from the threat of flooding as well as a savings in insurance premiums.

On May 11, 2004, the Council adopted Resolution 2004-20, directing staff to prepare a Natural Hazard Mitigation Plan (NHMP) in compliance with the Disaster Mitigation Act of 2000. The draft NHMP was completed and forwarded to the State Office of Emergency Services and to FEMA. FEMA has required that revisions be made to the NHMP and staff had released a Request for Proposals for completion of the NHMP. The final Selection of a consultant to complete the NHMP is expected to occur by the end of March 2008.

The NHMP identifies natural hazards facing Lakewood, analyzes levels of risk, and proposes action items that may be implemented in order to reduce or eliminate threats to city facilities. The NHMP identifies earthquakes and, to a lesser extent, flooding and windstorms, as the likely natural hazards capable of causing economic losses, and it proposes action items designed to reduce damage and losses. Following final approval of the NHMP, Lakewood will become eligible for pre- and post-disaster funding. Ultimately, the NHMP may be tied to the Safety Element, which will allow the NHMP will be updated approximately every five years in a manner similar to the Housing Element.

The City of Lakewood contracts with the Los Angeles County Sheriff's Department for law enforcement services. Table 8 below shows the total number of reported Part I offenses and the total calls for service, since 1996. Part I offenses include criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny/theft, grand theft auto, arson, and other property crimes.

**Table 8: Total Reported Offenses and Calls for Service**

Calendar Year	Reported Offenses (1)	Reported Incidents
1996	3,856	30,941
1997	3,365	30,068
1998	3,202	28,602
1999	2,565	28,437
2000	2,813	30,893
2001	2,971	29,530
2002	3,133	29,339
2003	3,169	29,415
2004	3,441	30,737
2005	3,176	30,202
2006	2,673	28,368
2007	2,943	26,695

Source: Los Angeles County Sheriff's Department.

The Recreation & Community Services Department (RCS) is responsible for the coordination of emergency preparedness, response and recovery activities of the City. City disaster response operations are coordinated in accordance with the City's Multi-hazard Functional Plan, which conforms to State of California's Standardized Emergency Management System (SEMS) guidelines. RCS provides training and support to City departments by training city employees in such emergency preparedness areas as SEMS, the ongoing training of the City's First Response Strike Team, the training of Lakewood residents in emergency response through the CARE Program and is an active member of the Disaster Management Board, Area E for regional disaster coordination.

### **Recreation and Community Services Element**

The Recreation and Community Services Element addresses the recreation and human services programs that are offered by the City. In addition to administering numerous recreational activities, the Recreation and Community Services Department also oversees programs designed to address the needs of seniors, families and persons with special needs.

### **Air Quality Element**

Since air quality issues are not confined by the boundaries of any one jurisdiction, a regional approach to solving air quality problems is necessary. Lakewood's Air Quality Element was derived from the Model Air Quality Element prepared jointly by 21 jurisdictions during 1992 and early 1993. Lakewood has been utilizing a variety of tools to address this issue. Reduction of construction related airborne pollutants continues to be enforced through mitigation measures assessed during the initial study process. These mitigation measures are placed on projects as part of the California Environmental Quality Act (CEQA) process. Typical CEQA mitigation measures include compliance with SCAQMD regulations, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction.

## Economic Development Element

The Economic Development Element addresses Lakewood's future economic growth in light of nearly non-existent vacant commercial land. The Element also underscores the social, fiscal and aesthetic impacts caused by blight, deterioration and obsolete commercial uses. Sales tax revenue is an indicator of an area's economy, especially where changes over time may be analyzed. There are a number of commercial development projects that were recently completed including restaurants, an automobile dealership, and several small commercial shopping centers. During this time, Macy's completed its purchase of Robinson's-May. As part of their national consolidation program, Macy's closed their relatively new store in Lakewood Center, renovated the former Robinson's-May store, and moved into that larger retail space. The newer 210,000 square foot, two-story retail building is now vacant and this has contributed to the decrease in sales tax revenues as illustrated by Table 9. This trend is expected to last only for the short term as the former Macy's building is expected to be replaced by a Costco store by the end of 2008, thus buttressing Lakewood's sales tax revenues.

Table 9: Annual Sales Tax Revenues

Fiscal Year (1):	Sales Tax Revenues (in millions):	% Change From Previous Year:
1996-1997	\$6.74	-
1997-1998	\$6.98	3.56%
1998-1999	\$7.48	7.16%
1999-2000	\$8.36	11.76%
2000-2001	\$9.34	11.72%
2001-2002	\$9.56	2.36%
2002-2003	\$10.36	8.37%
2003-2004	\$10.9	5.09%
2004-2005	\$11.5 (2)	5.50%
2005-2006	\$11.7 (3)	1.74%
2006-2007	\$11.5	-1.74%

Source: City of Lakewood Finance Department.

- (1) The fiscal year is from July 1 through June 30 of the following year.
- (2) This included approximately \$2 million in "backfill" from the State.
- (3) This included approximately \$2.6 million in "backfill" from the State.

The Boeing Company has closed a major portion of its facility adjacent to Lakewood's southwest edge. Approximately 238 acres of the site is located within the City of Long Beach, and 23 acres are located within the City of Lakewood. That property will be transformed significantly over the next several years, thereby bringing new opportunities and challenges to Lakewood. Proposed plans are to replace 260 acres of Boeing's aircraft production facility with new research and development, industrial, office, retail, hotel, and residential uses. Some aviation related uses may be retained, but the long-term fate of the C-17 program is not yet known nor is the fate of those manufacturing businesses that provide support to aircraft manufacturing programs.

## General Plan Amendments

There have been no General Plan amendments during 2007.

## **CONCLUSION**

Lakewood will continue to face new opportunities and challenges over the next several years as a result of changes in the economy, the demand for housing, and addressing natural hazards. From the time of its adoption in November 1996, implementation of the General Plan continues to guide improvements to Lakewood's residents and businesses. Since the last annual report, the Master Environmental Assessment has been adopted thereby reconfirming the Master Environmental Impact Report. The updated document will be used in reviewing development plans and allows for accurate, expedited reviews of development applications. Implementation of the General Plan over the past year found that there have been no instances of conflicts and/or inadequacies with those goals, which would otherwise require significant revisions and/or amendments to the General Plan Policy Document.